

ORDINANCE NO. 9596-20

**AN AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS**

**(Amendment to Allow the Construction of Detached Accessory Garages with Building
Areas Exceeding 750 Square Feet on Some Lots With Single- or Two-family Dwellings)**
(Plan Case #1593-T-95)

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance #9293-124 on June 21, 1993 which adopted the 1993 Comprehensive Amendment to the 1979 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the text of the Urbana Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1593-T-95; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 65, Section 5/11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Plan Commission held a public hearing to consider the proposed text amendment on August 10, 1995; and

WHEREAS, the Urbana Plan Commission voted at its regular meeting on August 10, 1995 to forward Plan Case #1593-T-95 and the proposed amendment to the Urbana City Council with a recommendation for approval of a modified version of said proposed amendment; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to amend the text of the Urbana Zoning Ordinance as recommended by the Urbana Plan Commission in Plan Case # 1593-T-95, and as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS that the Zoning Ordinance of the City of Urbana, Illinois is hereby amended as follows:

Section 1.

Amend Section V-2, paragraph C-7 of the zoning ordinance to read as follows:

7. If such accessory building is to be located on a lot containing a single- or two-family dwelling, the maximum permitted building area of the accessory building, regardless of the zoning district, shall be determined as follows:
 - a. If the building area of the single or two family dwelling on the lot does not exceed 1500 square feet, the building area of the accessory building shall not exceed seven hundred fifty (750) square feet.
 - b. If the building area of the single- or two-family dwelling on the lot is greater than 1500 square feet, the building area of the accessory building shall not exceed fifty (50) percent of the building area of that single- or two-family dwelling, or 1000 square feet, whichever is less.

Amend Section VI-5, paragraph B-9 to read as follows:

9. Accessory garages in the R districts that do not have a building area greater than seven hundred and fifty (750) square feet are permitted in required side and required rear yards, provided that a minimum yard of eighteen (18) inches is maintained.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).


This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 21st day of August, 1995.

PASSED by the City Council on this 21 day of August, 1995.

AYES: Hayes, Patt, Pollock, Ryan, Whelan

NAYS:

ABSTAINED:


Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 21st day of August, 1995.

Tod Satterthwaite
Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ___ day of _____, 1995, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS (Amendment to Allow the Construction of Accessory Buildings with Building Areas Greater than 750 Square Feet on Some Lots with Single- or Two-family Dwellings) (Plan Case # 1593-T-95) " which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ___ day of _____, 1995, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ___ day of _____, 1995.

(SEAL)

Phyllis D. Clark, City Clerk

(1593#1 .ORD)



CERTIFICATE OF PUBLICATION
IN PAMPHLET FORM



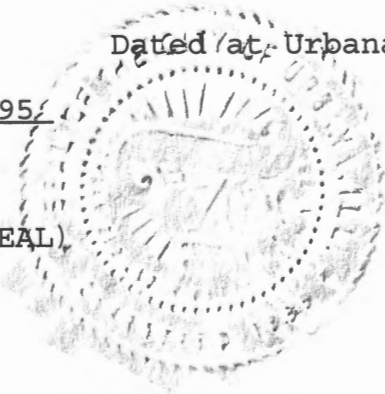
I, PHYLLIS D. CLARK, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 21st day of August, 1995, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9596-20, entitled "AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS (AMENDMENT TO ALLOW THE CONSTRUCTION OF DETACHED ACCESSORY GARAGES WITH BUILDING AREAS EXCEEDING 750 SQUARE FEET ON SOME LOTS WITH SINGLE OR TWO-FAMILY DWELLINGS) (PLAN CASE #1593-T-95)" which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9596-20 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 22nd day of August, 1995, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 22nd, day of August, 1995,

(SEAL)



Phyllis D. Clark
Phyllis D. Clark, City Clerk
by Robert J. Roberts, Deputy Clerk